



Willamette Valley MLS

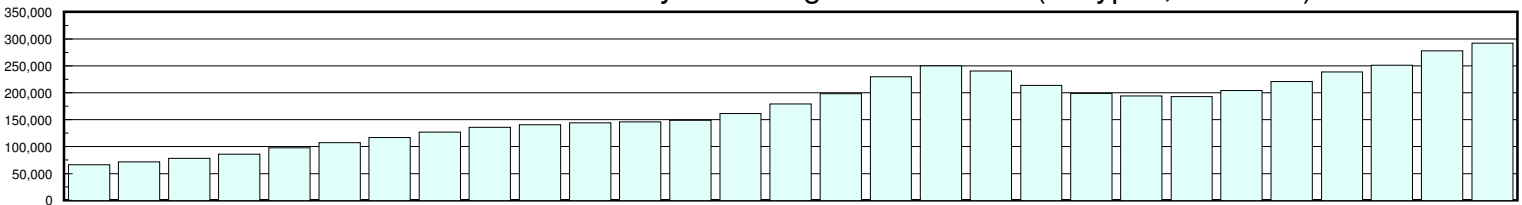
May 2018

Valley Real Estate Review

	Active Offices	Combined Sales Force	Total Listing Issued	Total Annual Sales	Total Annual Dollar Volume
2008	481	1,898	16,957	5,954	1,433,604,120
2009	493	1,725	14,807	5,869	1,257,251,311
2010	484	1,607	14,870	5,772	1,149,297,552
2011	456	1,433	11,783	5,788	1,127,525,552
2012	461	1,417	11,654	6,541	1,266,808,552
2013	463	1,471	12,465	7,590	1,555,464,240
2014	457	1,597	12,867	7,908	1,751,100,072
2015	474	1,803	13,914	10,071	2,409,748,596
2016	502	2,063	14,486	10,991	2,766,313,799
2017	517	2,347	14,392	11,266	3,137,344,414
2018 Year to Date	547	2,471	6,484	4,203	\$1,231,252,038

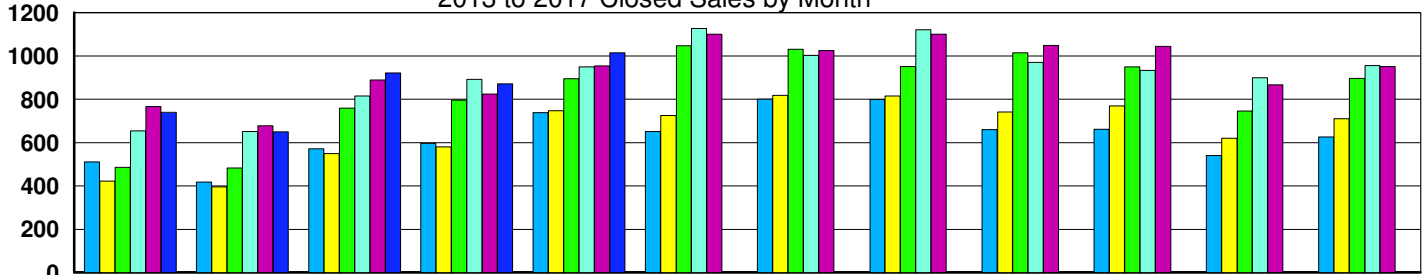
	2017	2018	% of Change
Active Listings	2,704	2,711	0.26%
Months of Inventory	3.20	3.15	-1.56%

1990 to 2017 ytd Average Sales Prices (all types, all areas)



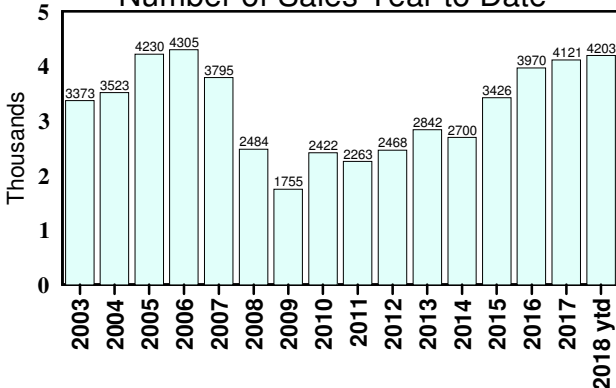
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 ytd
Price	66,718	72,002	78,723	86,339	98,379	107,670	117,470	127,493	136,601	140,886	144,482	146,282	149,460	161,637	179,917	198,908	230,064	250,205	240,780	214,219	199,116	194,804	193,672	204,936	221,434	239,276	251,689	278,479	292,946

2013 to 2017 Closed Sales by Month



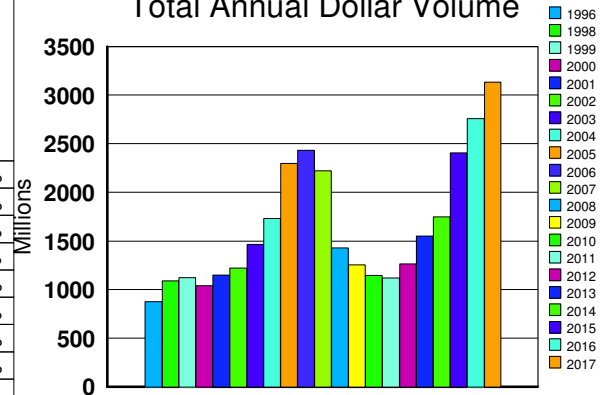
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2013	512	419	573	599	739	653	802	800	661	663	542	627
2014	423	397	550	582	748	727	819	817	742	770	622	711
2015	487	484	762	798	896	1048	1033	952	1016	951	747	898
2016	656	653	816	894	951	1129	1006	1122	971	935	901	957
2017	768	681	890	826	956	1101	1027	1102	1050	1045	868	952
2018 ytd	741	651	923	872	1016							

Number of Sales Year to Date

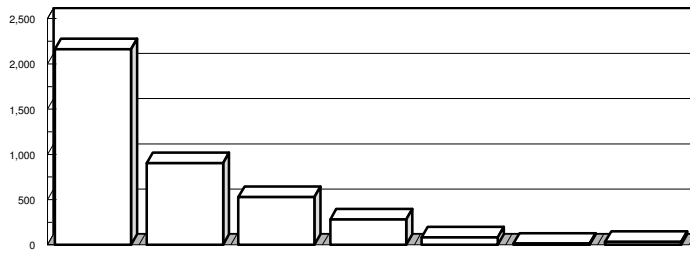


Year	Number of Sales Year to Date	Percent Increase/Decrease From Previous Year
2009		-29.35%
2010		38.01%
2011		-6.56%
2012		9.06%
2013		15.15%
2014		-5.00%
2015		26.89%
2016		15.88%
2017		3.80%
2018		1.99%

Total Annual Dollar Volume

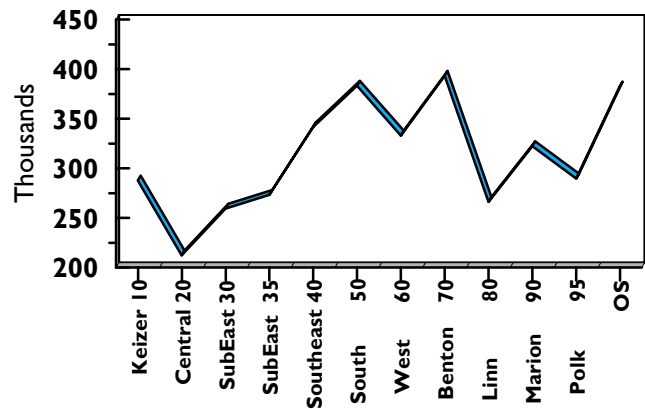


Top Sales Terms 2018 Year to Date



CNV	CSH	FHA	VA	USDA	1TD	LSC
2,162	903	528	280	82	15	33

Residential Average Sales Prices by Area Year to Date



% Chg = Percent of change from previous year

Residential Average Sales Prices by Area

AREA	2014	% Chg 13/2014	2015	% Chg 14/2015	2016	% Chg 15/2016	2017	% Chg 16/2017	2018 Year to Date
Keizer 10	\$213,451	6.36%	\$228,235	6.93%	\$256,083	12.20%	\$276,990	8.16%	\$287,966
Central 20	141,510	16.37%	145,819	3.05%	168,057	15.25%	197,523	17.53%	212,527
SubEast 30	162,746	6.94%	187,193	15.02%	209,396	11.86%	237,487	13.42%	259,660
SubEast 35	183,966	10.88%	201,911	9.75%	229,343	13.59%	255,348	11.34%	273,394
Southeast 40	229,231	5.64%	256,625	11.95%	284,586	10.90%	309,156	8.63%	341,621
South 50	264,105	1.17%	301,696	14.23%	322,094	6.76%	355,927	10.50%	383,475
West 60	235,298	1.74%	252,158	7.17%	277,550	10.07%	317,059	14.23%	333,248
Benton 70	288,705	2.56%	313,218	8.49%	335,478	7.11%	358,992	7.01%	393,442
Linn 80	178,928	5.36%	202,488	13.17%	211,254	4.33%	242,798	14.93%	266,140
Marion 90	222,347	12.06%	249,230	12.09%	271,827	9.07%	293,538	7.99%	322,512
Polk 95	207,252	6.04%	235,510	13.63%	250,752	6.47%	272,446	8.65%	289,834
Total Average	\$227,879	5.89%	\$245,098	7.56%	\$263,415	7.47%	\$291,018	10.48%	\$307,199

May 2018



New Construction Statistics

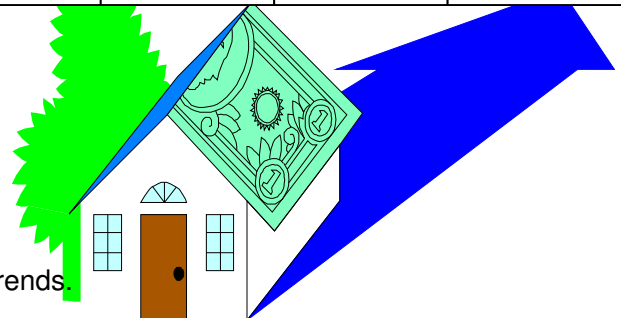
A member owned cooperative MLS Since 1949

New Construction Residential	Area 10 Keizer	Area 20 Central Salem	Area 30 Suburban NE	Area 35 Suburban SE	Area 40 SE Salem	Area 50 South Salem	Area 60 West Salem	Area 70 Benton County	Area 80 Linn County	Area 90 Marion County	Area 95 Polk County
Units Sold 12 Mos to date	19	2	12	2	76	44	36	69	257	89	69
Average Sales Price	\$376,105	\$251,450	\$275,221	\$295,700	\$449,821	\$392,317	\$366,213	\$403,025	\$317,270	\$384,480	\$313,436
Average Square Footage	2,379	1,587	1,590	1,818	2,328	2,382	2,122	2,310	1,939	2,141	1,791
Average Cost per Square Foot	\$159.00	\$158.00	\$174.00	\$163.00	\$196.00	\$174.00	\$174.00	\$177.00	\$165.00	\$182.00	\$177.00
Average Day on the Market	205	60	104	61	150	193	156	139	177	163	137
Currently Active Listings	0	0	3	0	34	7	17	18	69	47	15

New Construction Residential	Sales 2014	Sales 2015	Sales 2016	Sales 2017	Sales 2018 Year to Date	Currently Active	Currently Pending
Units	631	712	586	651	338	223	126
Average Price	\$248,308	\$267,239	\$305,337	\$339,993	\$363,844	\$399,718	\$366,935
Average Square Footage	1,888	1,926	1,990	2,013	2,060	2,074	2,080
Average Cost per Square Foot	\$132.00	\$139.00	\$153.00	\$171.00	\$177.00	\$194.00	\$179.00
Average Days on the Market	145	147	164	163	177	72	100



Equal Housing Opportunity

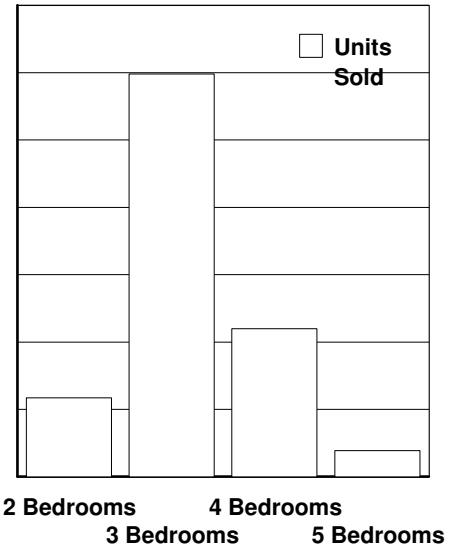


Many factors contribute to fluctuations in data - users should analyze over an extended period to ascertain market trends.

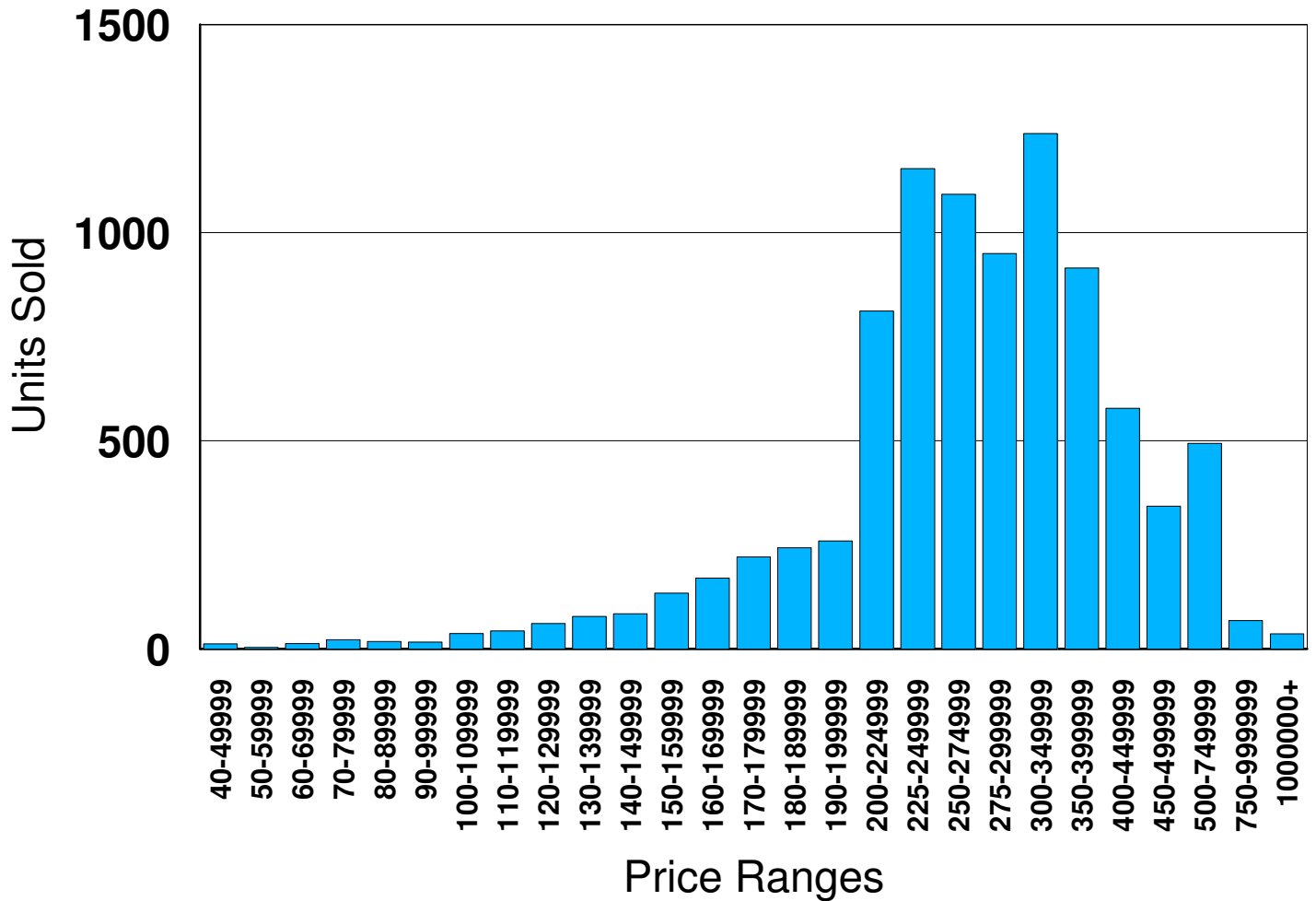
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Residential Sales by Number of Bedrooms

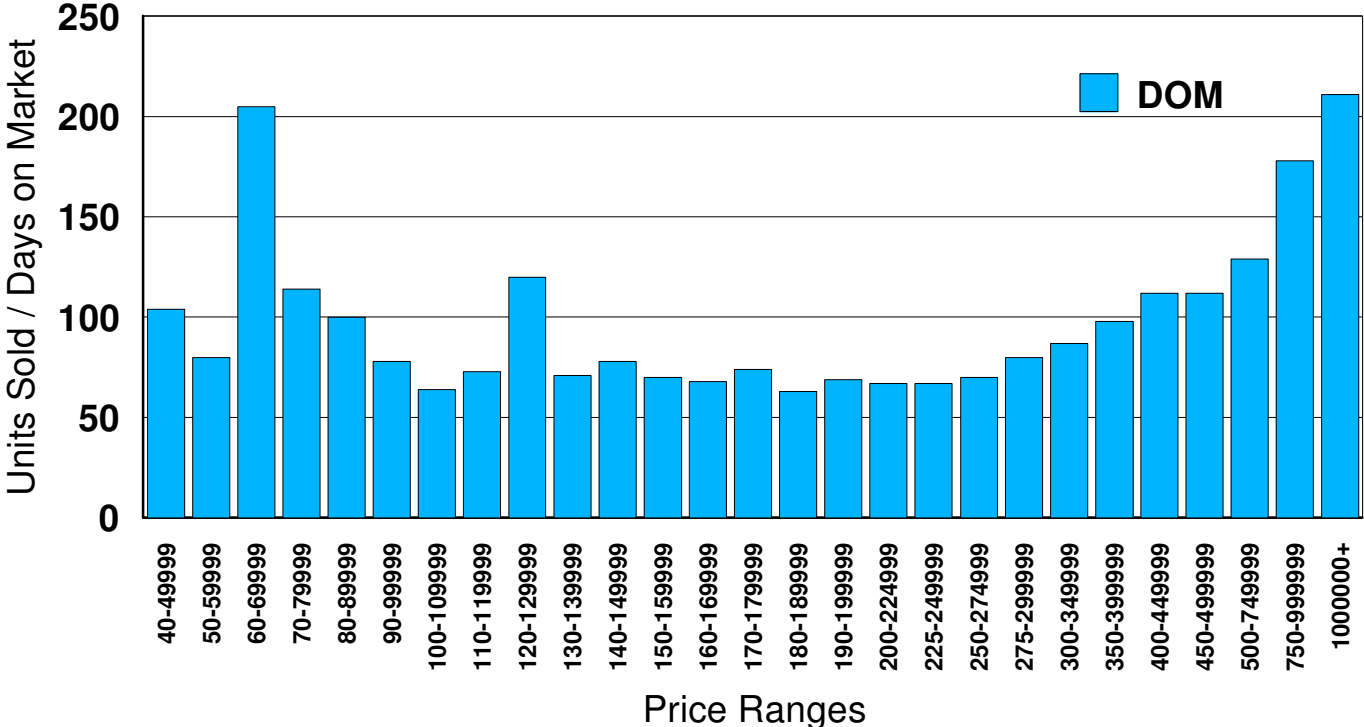
	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Number Sold 12 Months	1,178	5,984	2,205	390
Average Sales Price	\$203,464	\$282,161	\$362,676	\$447,445
Average Square Footage	1,163	1,643	2,317	2,986
Average Cost per Square Foot	\$178.00	\$174.00	\$158.00	\$152.00
Days on Market	74	81	100	107
Active on the Market	138	763	464	96



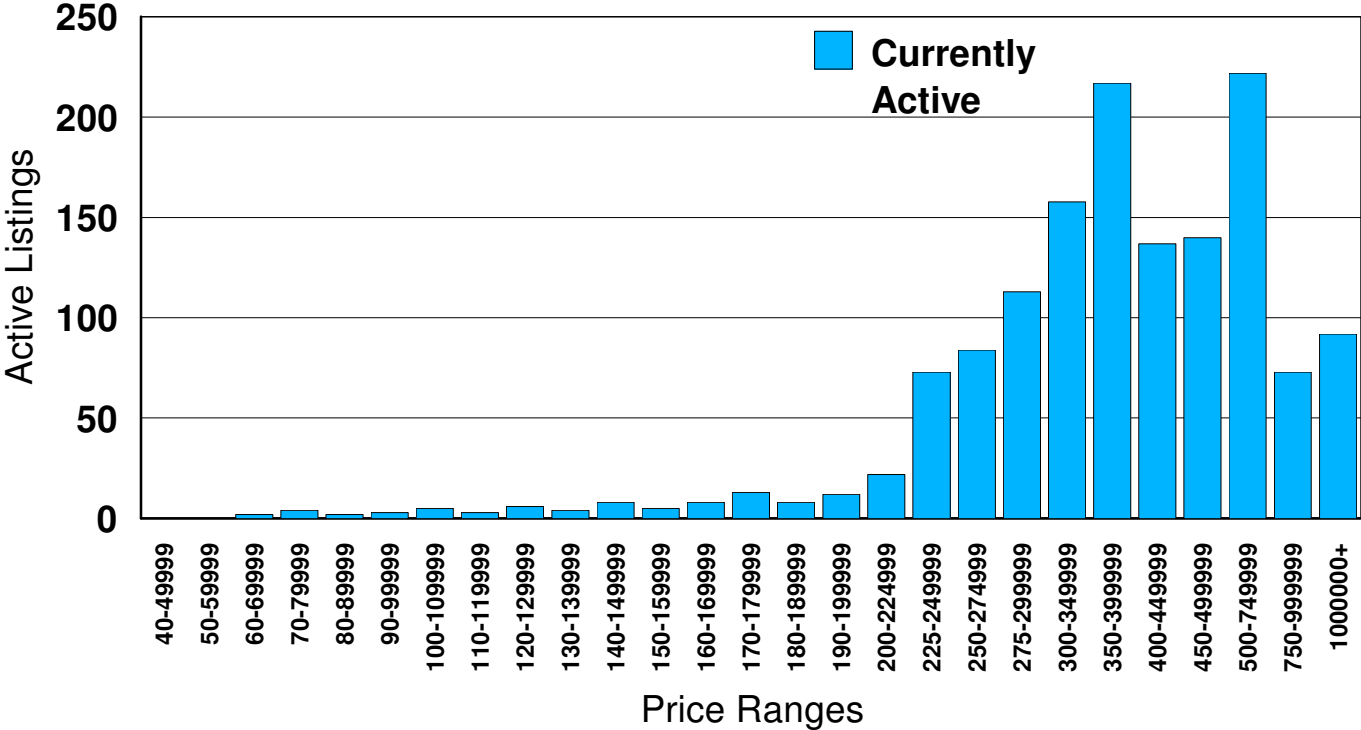
Residential Sold Listings by Price Range 12 Mos



Residential Listings by Price Range - Days on the Market



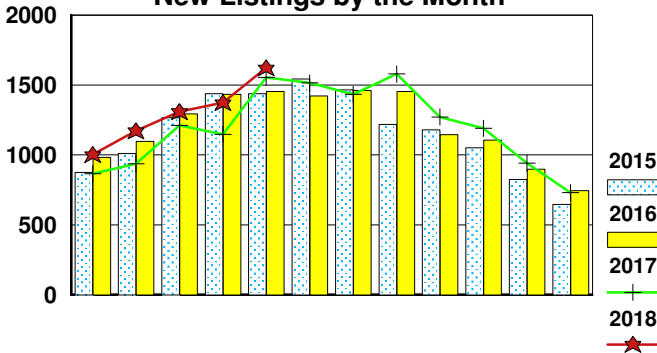
Active Residential by Price Range



Residential Sold Price Analysis

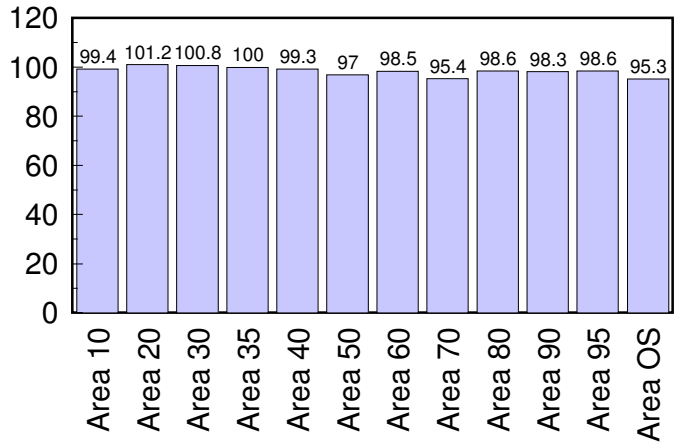
Area	2016 Units Sold	2016 Dollar Volume	2017 Units Sold	2017 Dollar Volume	2018 Units Sold Year to Date	Active on the Market	2018 Dollar Volume Year to Date	Original Average List Price	Average Sales Price	% Sale to List	Days on the Mkt	Average Square Footage	Price Per Square Foot
10	586	\$150065095	589	\$163147478	180	40	\$51833925	\$289646	\$287966	99.4	67	1707	\$174.00
20	397	66718758	449	88688110	139	36	29541264	209882	212527	101.2	63	1357	166.00
30	407	85224348	439	104256958	137	31	35573502	257391	259660	100.8	65	1541	173.00
35	378	86691869	374	95500307	99	24	27066069	273312	273394	100	58	1563	179.00
40	849	241614245	959	296481416	291	119	99411794	343763	341621	99.3	87	1969	181.00
50	457	147197003	513	182591032	150	68	57521338	395128	383475	97.	99	2300	173.00
60	609	169028281	617	195625548	245	91	81645924	337998	333248	98.5	81	2168	160.00
70	974	326755832	937	336375778	329	149	129442665	412051	393442	95.4	91	2137	190.00
80	1831	386806659	1812	439951315	794	276	211315876	269663	266140	98.6	100	1640	166.00
90	1056	287049492	1081	317314798	423	226	136422616	327908	322512	98.3	95	1805	183.00
95	656	164493696	690	187988066	231	101	66951762	293689	289834	98.6	92	1778	168.00
OS	629	214052749	689	254478195	300	254	114821318	401359	382737	95.3	124	2029	197.00

New Listings by the Month

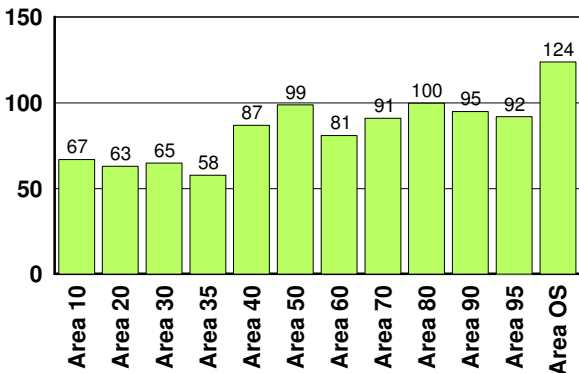


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2015	878	1013	1269	1441	1441	1546	1468	1220	1181	1053	828	649
2016	985	1100	1297	1435	1456	1424	1463	1456	1147	1108	901	746
2017	866	937	1212	1150	1555	1517	1434	1581	1274	1192	942	732
2018	1004	1172	1309	1375	1624							

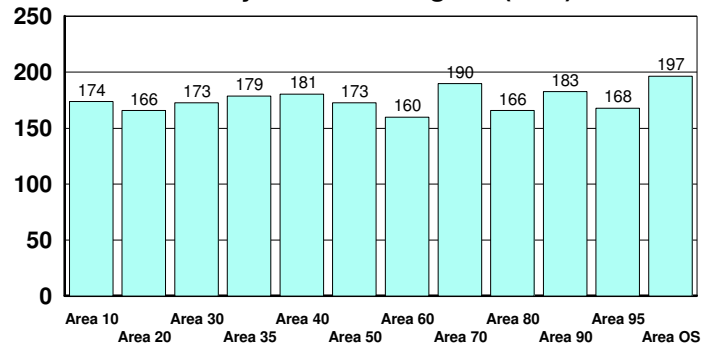
Percent of Sales Price to List Price (YTD)



Average Days on the Market (YTD)



Average Sales Price Per Square Foot By Area Including Lot (YTD)





Willamette Valley MLS

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 Salem, Oregon 97302-1122
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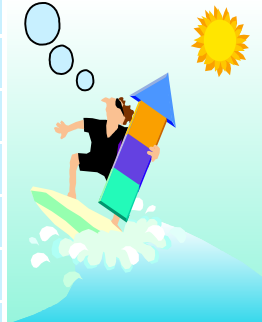
The Statistics presented in this update are compiled by the WVMLS. Statistics reflect sales made by member offices for properties listed in the Willamette Valley, Oregon. Many factors contribute to fluctuations in data. Users of this report should analyze data over an extended period to ascertain market trends. Information is deemed reliable but not guaranteed. Copyright 2018 WVMLS All rights reserved

Executive Vice President/Editor
 Jay A. Gordon
 We welcome your comments and suggestions.



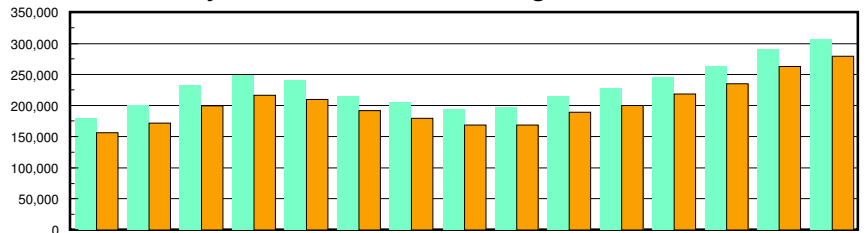
Equal Housing Opportunity

All statistical reports are available on the web at WVMLS.COM



AREAS:	#
Keizer	10
Central Salem	20
Suburban East	30
Suburban SE	35
Southeast Salem	40
South Salem	50
West Salem	60
Benton County	70
Linn County	80
Marion County	90
Polk County	95

2004 to 2018 ytd Residential Average/Median Sales Prices



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 YTD
180,172	199,754	232,943	249,203	240,406	215,432	205,406	193,821	196,867	215,207	227,879	245,098	263,415	291,018	307,199
156,900	172,400	199,900	217,000	210,000	192,000	180,050	169,000	169,000	189,595	200,350	219,000	235,400	263,500	279,900

Factoid: The average new home sold in the Willamette Valley is a 3 bedroom, 2 bath with 2,060 square feet plus a 2 car garage. The average cost per square foot for a new home is \$177.00 including a 6,000 square foot lot.

	Closed Sales	New Listings	Pending Listings	Average Sales Price	% List Price to Sales Price
May 2018	1016	1,624	1,813	\$298,406	99.35%
Full Year 2017	11,266	14,392	4,363	\$278,479	98.90%
May 2017	956	1,555	1,934	\$279,255	98.86%
Full Year 2016	10,991	14,486	4,940	\$251,689	98.78%